

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0368005054
Comm # (no dashes):	53045671800
County:	Waukesha
Region:	Commerce
Site name:	Brookfield Small Engine
Street Address:	17200 W Greenfield Ave
City:	Brookfield
Closure Date	2000-04-28
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	672312.103211937
Northing (Y):	284542.295850457
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results

April 28, 2000

Mr. Thomas Horton
2043 South East Lane
New Berlin, WI 53146

Subject: **Case Closure** – Brookfield Small Engine Repair
17200 West Greenfield Ave., Brookfield, Wisconsin

COMMERCE # 53045-6718-00
BRRTS # 03-68-005054

Dear Mr. Horton:

On April 19, 2000, the Department received the notification of soil contamination and groundwater use restriction for the property and the monitoring well abandonment forms, as requested. No further action is required at the above-referenced site. The case will be listed as closed in our tracking system.

Thank you for your efforts in the protection of the environment. If you have any additional questions, please call me at 414-220-5373.

Sincerely,



Jennifer Skinner
Hydrogeologist
PECFA Site Review Section

cc: Larry Wehrheim, Key Engineering Group
Case file



JC2549057-003

MAR 28 00 0 0 0 0 9 9
 NOTICE OF CONTAMINATION
 TO PROPERTY

2549057

REGISTER'S OFFICE
 WAUKESHA COUNTY, WI
 RECORDED ON

03-28-2000 10:35 AM

MICHAEL J. HASSLINGER
 REGISTER OF DEEDS

REC. FEE: 8.00
 REC. FEE-CO: 4.00
 REC. FEE-ST: 2.00
 TRAN. FEE:
 TRAN. FEE-STATE:
 PAGES: 3

Legal Description of the Property: In Re:

That part of the East ½ of the Southeast ¼ of Section 33, Township 7 North, Range 20 East, City of Brookfield described as follows: Beginning at the Southeast corner of said Southeast ¼ thence South 89°22'50" West 102.00 feet along the south line of said Southeast ¼ of Section 33 to a west property line of the owner; thence North 01°51'19" West 145.00 feet along said property line to a south property line; thence South 89°22'50" West 50.00 feet along said property line to a west property line; thence North 01°51'19" West 60.00 feet along said property line to the north property line; thence North 89°22'50" East 152.00 feet along said property line to the east line of said Section 33; thence South 01°51'19" East 205.00 feet along said section line to the point of beginning.

Name and Return Address
 Mr. Thomas and Ms. Charlotte J. Horton
 1000 South Idaho #168
 Apache Junction, Arizona 85219

1140998

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
) ss
 COUNTY OF WAUKESHA)

rel
 14/3

Section 1. Mr. Thomas Horton and Ms. Charlotte J. Horton are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum-contaminated groundwater above NR 140 enforcement standards and soils above the NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) at this property in the area of wells MW-2 (benzene, 9.5 micrograms per liter (µg/l)) and MW-3 (1,2-dichloroethane, 7.1 µg/l).

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property described above is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

-2-

And,

Residual petroleum contaminated soil with benzene levels as high as 4.7 milligrams per kilogram (mg/kg), ethylbenzene levels as high as 5.1 mg/kg, methyl tert-butyl ether levels as high as 3.6 mg/kg, toluene levels as high as 6.1 mg/kg, trimethylbenzene levels as high as 14.4 mg/kg and xylene levels as high as 18.0 mg/kg remains on this site in the area of SS-3. It has been shown that these levels are protective of health and the environment. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction, are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 23rd day of March, 2000.

Signature: Thomas J Horton

Signature: Charlotte J Horton

Printed Name: THOMAS J HORTON

Printed Name: CHARLOTTE J. HORTON

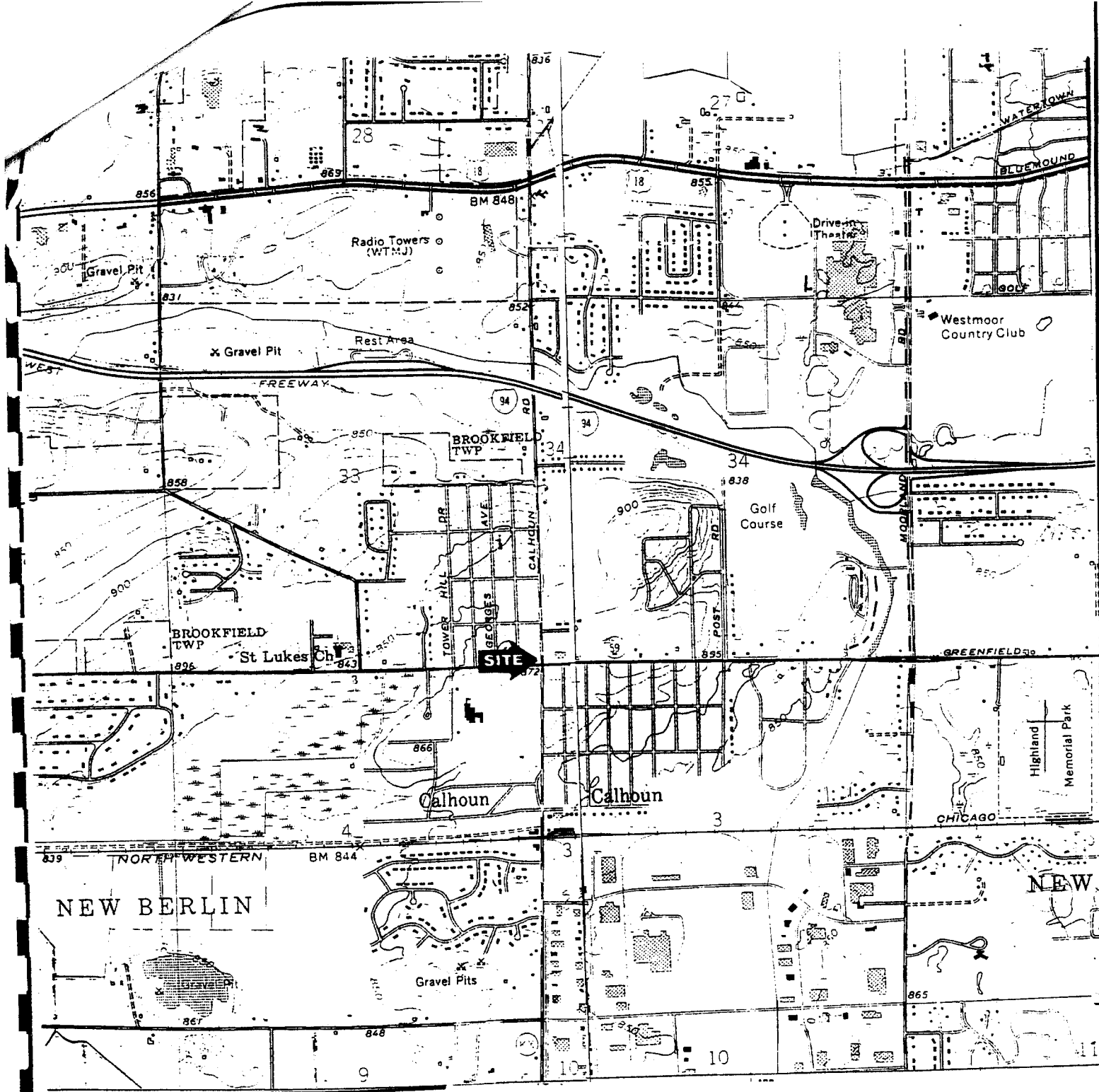
Title: OWNER

Title: CO-OWNER

Subscribed and sworn to before me
this 23rd day of March, 2000.

Veronica Hernandez
Notary Public, State of Arizona
My commission, ex. 8-18-2003





SOURCE: USGS Waukesha, Wisconsin Quadrangle Map
7.5 Minute Topographic Map 1959
Photorevised 1971

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0 1000 2000
SCALE 1"=2000'

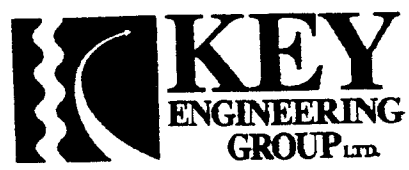
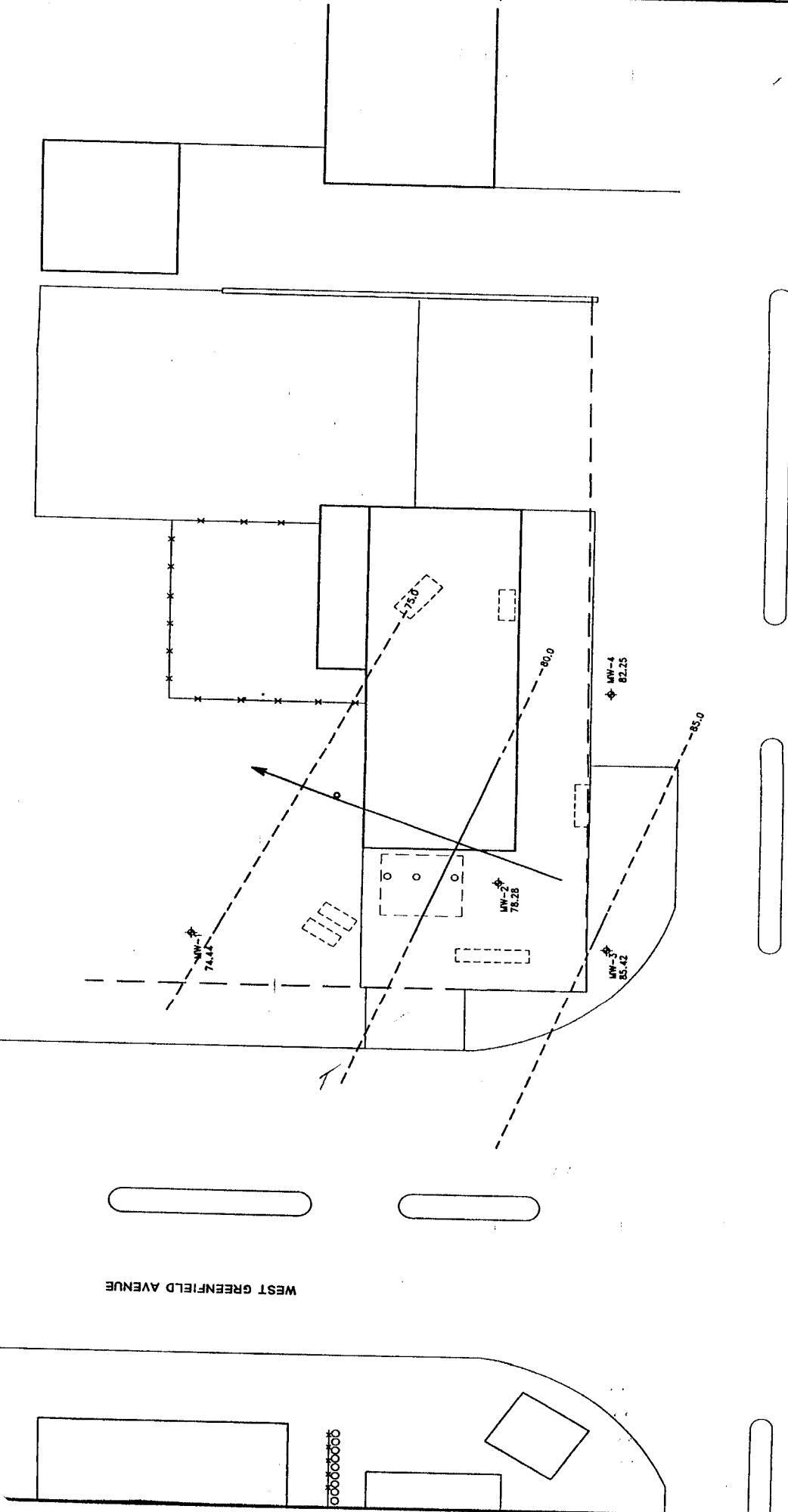


FIGURE 1
SITE LOCATION MAP

DRN. BY:	S.L.G.	DATE:	09/04/98
DSN. BY:	R.A.A.	FILE NO.:	0512013
CHK. BY:	R.A.A.	DWG. NO.:	05120131
REV. BY:	G.L.J.	SHEET NO.:	1

SITE INVESTIGATION REPORT
BROOKFIELD SMALL ENGINE REPAIR
17200 WEST GREENFIELD AVENUE
BROOKFIELD, WISCONSIN



LEGEND

78.28 GROUNDWATER ELEVATION (2/9/00)

→ GROUNDWATER FLOW DIRECTION

◆ GROUNDWATER MONITORING WELL LOCATION

CONTOUR INTERVAL = 2.0'

AVERAGE HYDRAULIC GRADIENT: 0.088 FEET/FOOT

DRN. BY: J.J.J.	DATE: 02/03/00
DSN. BY: K.T.K.	FILE NO.: 0512013
CHK. BY: L.J.W.	DWG. NO.: 5120133
REV. BY: G.L.J.	SHEET NO.: 2



FIGURE 2
GROUNDWATER ELEVATION
CONTOUR MAP
(FEBRUARY 9, 2000)

GROUNDWATER MONITORING REPORT
BROOKFIELD SMALL ENGINE REPAIR
17200 WEST GREENFIELD AVENUE
BROOKFIELD, WISCONSIN

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TABLE 4

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
REMEDIAL ACTION AND GROUNDWATER MONITORING REPORT

BROOKFIELD SMALL ENGINE REPAIR
 17200 West Greenfield Avenue
 Brookfield, Wisconsin

SAMPLE IDENTIFICATION	SAMPLE IDENTIFICATION												NR 140 GROUNDWATER QUALITY STANDARDS	
	MW-1			MW-2			MW-3			MW-4			POTABLE WELL	
	12/22/97	4/7/98	12/10/99	12/22/97	4/7/98	12/10/99	12/22/97	4/7/98	12/10/99	12/22/97	4/7/98	12/10/99	7/21/98	8/24/98
Date Collected														
Lead (µg/L)	<1.5									<1.5				
GRO (µg/L)	140	<50		1,100	1,600		<50	<50		<50	<50		<50	
PVOCs (µg/L)														
Benzene	<0.50	<0.50	<0.50	16	26	9.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.5	
Toluene	<0.50	<0.50	2.5	31	22	4.5	<0.50	<0.50	0.63	<0.50	0.62	<0.50	1.7	<0.5
Ethylbenzene	<0.50	<0.50	33	50	82	37	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.5	<0.5
Total Xylenes	<0.50	<0.50	6.3	78	99	29	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.9	<0.5
Methyl tert-butyl ether	3.2	1.3	4.3	79	48	26	<0.20	<0.2	<0.20	<0.20	<0.2	<0.20	<0.2	<0.2
Trimethylbenzenes	<2.0	<2.0	12 ⁽¹⁾	54	100	50.7 ⁽¹⁾	<2.0	<2.0	1.7 ⁽¹⁾	<2.0	1.0	<2.0 ⁽¹⁾	1.6	2.3
Detected VOCs (µg/L)														
sec-Butylbenzene	<0.50			2.0			<0.50			<0.50			<0.5	
n-Butylbenzene	0.65			9.7			<0.50			<0.50			<0.5	
1,2-Dichloroethane	<0.50		<0.30	5.9		3.7	12		7.1	<0.50		1.2	<0.5	
Diisopropylether	<5.0			8.4			<5.0			<5.0			<0.5	
Isopropylbenzene	<0.50			8.1			<0.50			<0.50			<0.5	
p-Isopropyltoluene	<0.50			2.8			<0.50			<0.50			<0.5	
n-Propylbenzene	<0.50			7.7			<0.50			<0.50			<0.5	

Notes:

(1) - Trimethylbenzene was detected in the trip blank at 4.2 µg/L on 12/10/99

--- - not analyzed

Bold values exceed the NR 140 PAL

ES - NR 140 Enforcement Standard

GRO - gasoline range organics

NE - No WDNR NR 140 ES or PALs have been established

PAL - NR 140 Preventive Action Limit

PVOCs - petroleum volatile organic compounds

Shaded values exceed the NR 140 ES

µg/L - micrograms per liter

VOCs - volatile organic compounds